





TO: Planning Board

THROUGH: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director 

FROM: Vennis Gilmore, Planner 

RE: **Conditional Use with No New Construction**
Spin Win 2 Arcade Amusement Center
3330 S. US Highway 1

BOARD DATE: August 13, 2019

STAFF REPORT

Property Owner: Commonwealth Multi- Properties USA Inc
 16370 NW 8th Drive
 Pembroke Pines, FL 33028

Applicant/Representative: Architectonic Inc. - Mike Menard
 806 Delaware Avenue
 Fort Pierce, FL 34950

Applicant's Request: Approval of a Conditional Use with No New Construction to operate an Arcade Amusement Center.

Location(s): 3220 S. US Highway 1

Parcel ID: 2427-123-0013-040-1

Current Zoning: General Commercial Zone (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Utilities: FPUA

Staff Analysis:

Request

In accordance with Sections 22-22, 22-31, 22-71, and 22-76 of the City Code, the applicant and representative Mike Menard, and Property Owner Commonwealth Multi- Properties USA Inc, are seeking a Conditional Use with No New Construction approval to operate an arcade amusement center at 3220 S. US Highway 1. The property is .96 acres in size and the building (Unit 5) is a multi-tenant building with 2 suites.

The property is located at the northeast corner Wendell Road and South 7th Street. The subject site is surrounded by commercial uses to the north, west, and south, and mobile and manufactured homes to the east. The property is zoned C-3, General Commercial with a Future Land-Use of GC, General Commercial.

Project Summary

The subject site has a building that was constructed in 1977 and is approximately 6,269 square feet in size. As noted above, the building is a multi-tenant building with two suites. Currently, Suite 1 of Unit 5 is vacant. Suite 2 of Unit 5 will be where the arcade amusement center will be located. Suite 2 is approximately 3,666 square feet in size.

The Arcade Amusement Center is anticipated to run at 100% capacity (65 machines), Monday through Friday from 9am–12am, Saturday and Sunday from 9am–2am.

The property currently provides 46 parking spaces for Unit 5 of the two-building commercial plaza. The adjacent building Unit 4, which compliments Unit 5, provides 41 parking spaces. The parking requirement to have 65 machines at arcade amusement center is 49 parking spaces. The parking calculation pursuant to City Code 22-71 (b)(12) is .75 parking spaces per each machine. Currently, Commonwealth Multi- Properties USA Inc owns both parcels containing Building Units 4 and 5. Staff recommends that the applicant provide a shared access agreement and unity of title to assure that the current parking calculations are kept in compliance with City Code 22-71 (b)(12).

Staff has worked with the applicant's representative to address City Code Section 22-71, Amusement Arcades and Arcade Amusement Centers. A floor plan for the arcade and a site improvement plan are provided in the application packet. The applicant has existing site landscaping with planters along the front of both buildings, Units 4 and 5. The applicant has provided a photometric plan, which is in compliance with City Code 22-60(j)(a). The applicant or property owner will provide the addition of bicycle racks, as required by City Code Section 22-71 (b)(6). The required number of bicycle stalls for a 65-machine arcade amusement center is 13 bicycle stalls. The site plan shows two proposed bike racks, able to accommodate up to 14 bicycles.

Zoning & Land Use

The site is located within the General Commercial Zone (C-3) District, which is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities.

The use presents an indoor entertainment facility, restricted to adult occupancy, with further exclusions of alcohol consumption or smoking on the premises. In addition to the standard City regulations that any business must comply with, an Arcade establishment has a section of the City Code, Section 22-71, devoted solely to the regulation of this type of business to ensure the safety, comfort, and general welfare of the business' patrons, as well as neighboring businesses and residents. A complete copy of Section 22-71 is attached to the submittal packet.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation:

Staff recommends that the Planning Board forward a recommendation of **Approval** for the Conditional Use with No New Construction to the City Commission with the following condition:

1. Provide a Unity of Title and Shared Access Agreement prior to approval of a Business Tax License to assure that the current parking calculations are in compliance with City Code 22-71 (b)(12).